

Charlene Gallina
Napa County Planning Building and Environmental Services

1/29/13

Regarding Buller Trust/ Whetstone Wine Bar Use Permit #P 12-00008-UP

Being a close neighbor to the subject property I have a few concerns.
I am not opposed to the project

The first comment I have is why has the wine tasting been allowed to be in full operation for the previous 6 to 9 months at a minimum with no permit. This appears to be a permit after the fact.

The on street parking of large tour busses, limousines, smaller tour busses and private vehicles presents an unsafe traffic issue while entering or exiting my driveway as well as our neighbor's driveway. The parking often occurs in front of one or both of our driveways. This is not an infrequent occurrence. Often there will be ten or more various vehicles blocking our view to enter or exit our driveway. Part of this is most likely also from Del Dotto winery which as I recall is not allowed any on street parking on their use permit. However, the on street parking has become much worse since Whetstone has been in operation. I have seen no enforcement of on street parking regulations. The parking on street also poses an unsafe walking and bicycle path for children as well as adults. Walking to Vichy School or the local store is not safe wandering through busses and limo's parked on the street.

I would suggest off street parking be required and enforced.
I further suggest that some type of shielding be required so headlights are not shining in to adjoining residential structures or private yard areas.

Regarding the ten wine and food events for 24 people and the two events for 50 people, I would hope they are only allowed in the hours of operation of 11:00 AM to 4:00 PM as stated for general hours of operation and not be allowed to have loud music after allowed hours.

Will anyone enforce the hours of operation or the number of visitors and events at the property? There has been no noticeable enforcement of the Del Dotto Winery off street parking regulations.

It appears that this is a two winery (Wine Tasting and Sales for both Del Dotto and Whetstone) issue that needs to be reviewed as to the overall impact to the neighborhood. Two adjoining wine bars allowing 80 visitors a day is creating a large traffic and parking demand in a predominantly rural residential neighborhood.

Thank you,
John Bruce
1101 Atlas Peak Road,
Napa, Ca



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